



# GREATER FORT WORTH

ASSOCIATION OF REALTORS®

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## Greater Fort Worth Housing Report for September 2024

**FORT WORTH, TX – September 2024** – Fort Worth and Tarrant County are seeing more home-buying opportunities thanks to a rise in active single-family listings. Year-over-year, inventory has expanded, reaching 3.7 months in Fort Worth and 3.5 months in Tarrant County, up from 2.5 months in both areas. Meanwhile, median home prices have remained steady, with Fort Worth at \$335,000 and Tarrant County at \$346,890.

“With more people putting homes on the market, we naturally have a ‘loosening’ of inventory, which helps accommodate the area’s continued population growth,” 2024 President of the Greater Fort Worth Association of REALTORS® (GFWAR) Blake Barry said. “Additional home options are available, plus with the Federal Reserve lowering interest rates, more people will find it feasible to purchase a home now compared to this summer, allowing buyers to potentially move into a new home before the holidays.”

The [U.S. Census Bureau numbers](#) indicate Fort Worth had the second-largest population gain nationwide in 2023 with more than 21,000 new residents, making it the 12<sup>th</sup> largest city in the nation, ahead of Boston, San Francisco and Seattle.

Barry said, “Fort Worth has become a desirable location for people to live and work because it is a city of opportunity. Current and new residents have ample job opportunities, but they also can strike a balance between work and life.”

Fort Worth's days on the market were up 12 days, for a total of 50, and Tarrant County's increased 11 days, for a total of 49. Parker County homes averaged 72 days on the market, 6 days more than in September 2023, while Johnson County properties were on the market 73 days, 18 more days year over year. Closed sales were slightly down year over year for the area, with Fort Worth down 1.1% and Tarrant County down 2.2%.

### September 2024 Fort Worth Statistics at a Glance

- 865 - Homes sold in September 2024, 1.1% less than September 2023
- \$335,000 – Median price in September 2024, 0.4% more than September 2023

- 3.7 – Monthly housing inventory in September 2024, 1.2 months more than September 2023
- 50 – Average number of days homes spent on the market in September 2024, 12 days more than September 2023
- 33 – Average number of days to close in September 2024

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